



City of San Antonio

Department of Development Services

March 6, 2007

Mr. Johnny Martinez, P.E.

Pape- Dawson Engineers
555 East Ramsey
San Antonio, TX 78216

Re: Friesenhahn (Amended)
Dear Mr. Martinez:

MDP # 802-B

The City Staff Development Review Committee has reviewed Friesenhahn Master Development Plan **M.D.P. # 802-B** Please find enclosed a signed copy for your files. Your plan was accepted however please note the following:

Nonconforming Dead-end Streets issues will be addressed during the platting process with a request for Administrative Exception or a Variance to Section 35-506 (e) (6) Dead-end Streets.

In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.

Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.

SAWS Aquifer Protection and Evaluation will require the following pursuant to the Aquifer Protection Ordinance No. 81491, for Plat Certification:

- 100 year Flood Plain Shown and Buffing (if applicable)
- Significant Recharge Features and Buffing (if applicable)
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required) (if applicable)
- According to the Water Quality Ordinance # 81491, Section 34-913, floodplain buffering may be required. The property owner in accordance with SAWS regulations shall plug any existing well(s) found on the site. For plugging procedures please contact Kirk Nixon at 210-233-3523.
- Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved with the Texas Commission on Environmental Quality (TCEQ) prior to construction.

Historical Preservation:

The information submitted for the above-referenced request has been reviewed by the San Antonio Historic Preservation Office (HPO) staff according to the city's Historic Preservation and Design Section of the Unified Development Code. (Article 6 35-630 to 35-634) The review focused on the possible effects of the proposed platting, but more importantly, on the possible effects of any future development of the subject property, on archaeological resources. Disturbance of any site or removal of artifacts from any site within the city without prior review and written clearance by the City Historic Preservation Office (HPO) and/or the State Historic Preservation Office (SHPO) is a violation of the San Antonio Unified Development Code and/or the Antiquities Code of Texas. Also, if a federal agency is involved (for example, with funding, licensing, permitting, or oversight) in development or regulation of a property, sites within the property are protected under the National Historic Preservation Act. Both underground and ground level portions of sites are included as well as sites found after clearance is obtained.

The Texas Sites Atlas indicates that archaeological sites have been previously identified nearby the above referenced property, in particular along/ adjacent to Mud Creek. Mud Creek flows through the middle of the property, and therefore coordination with the Corps of Engineers may be required. The property may contain sites, some of which may be significant. Thus, before any work that might affect any sites is begun, a qualified professional should conduct an archaeological investigation of the property. The investigation should be performed according to Archeological Survey Standards for Texas, and previously identified sites should be reexamined and reevaluated, if any. A list of qualified professional archaeological consulting firms is available on-line at www.c-tx-arch.org. The consultant will probably need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards, the CTA guidelines, and a list of qualified consultants may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. If part of the property was already investigated since Sept. 1, 2004, it may be omitted and the report for the previous study may be submitted for that part. Law allows both the HPO and SHPO 30 days from receipt for reviews.

If no significant sites are found, after the SHPO concurs, development may proceed throughout the property. If significant sites are found or were previously identified, before any construction work occurs near the sites, a plan for avoidance or mitigation must be prepared and submitted to the HPO and SHPO for review. Upon concurrence by the SHPO, construction work may proceed in areas where sites are not present. When written approval of the site treatment plan is obtained from the HPO and SHPO, construction work in the remaining areas of the property may proceed according to the plan. If a previously unidentified site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO and SHPO notified.

If there are any lands or easements owned or controlled by the State of Texas or any of its political subdivisions within the property, **or if there is any federal agency involvement or jurisdiction relating to the property or its development, the THC may require other archaeological compliance efforts additional to those required by the HPO.**

If there are any questions or additional information regarding archaeological sites is needed, please call Kay Hines at 210-207-7306.

DSD Engineering – Street and Drainage has indicated as part of their conditional approval, the following conditions shall be met:

- The above referenced MDP is approved with the following condition: Remove all specific reference to pavement structure on the secondary arterial typical street section. Utilize generic labeling for surface course, base course and subgrade.
- The following issues should be addressed during the respective platting process:
 - a. Potential need for drainage interceptors with easements in the southeast corner and along the midwest boundary of the development.
 - b. Potential street grade issues on several cul-de-sacs in the northeast sector and on the northern portion of Canyon Golf Road.
- It should be understood that this is a general review of a conceptual plan and that *all* technical requirements of the Unified Development Code for Streets & Drainage shall be complied with.

Bexar County Public Works has indicated as part of their approval, the following conditions shall be met:

- It is understood that this MDP is a conceptual plan and all regulations will be addressed at time of platting.
- Bexar County reserves the right to address Driveways, Street Design, Sight Distance, ADA requirements, Drainage and Flood Plain issues at the time of platting.
- Provide 86 feet of Right of Way and construct Canyon Golf Road as per UDC 35-506(d)(1).
- Coordinate with Bexar County Capital Project Section to construct westbound left-turn and eastbound right turn lanes on Borgfeld at the intersection of Canyon Golf Road.
- Traffic controls shall be warranted as per the Texas Manual on Unified Control Devices and approved by Bexar County.

DSD -Tree Preservation has indicated as part of their conditional approval, the following conditions shall be met:

- 2003 Preservation ordinance standards per UDC Section 35-523- A Tree plan is required prior to any work on site. This can be submitted either as a site work permit or at the platting stage with fees.
- This project appears to be suited to a tree stand delineation (25% preservation of significant tree sand 100% preservation of heritage trees on both commercial and

residential parcel). Note that the flood plain area must be delineated separately (preserved at 80% for significant trees and 100% for the heritage trees).

- Streetscape standards per UDC Section 35-512 – Canyon Golf Road requires streetscape (recommend preservation of existing trees where available and possible).

If there are any further questions regarding this matter please call Joan H. Miller @ (210) 207-0278.

DSD –Traffic Impact Analysis has indicated as part of their conditional approval, the following conditions shall be met:

- All proposed median openings on Canyon Golf Road should provide sufficient left- turn storage.
- It is recommended at the intersection of Canyon Golf Road and proposed collector that a right turn deceleration lane is provided for northbound Canyon Golf Road to eastbound collector.

If there are any further questions regarding this matter please call Juan M. Ramirez @ (210) 207-0281.

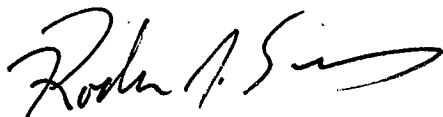
It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) to include floodplains, drainage areas and open space.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. will be invalid. I would encourage you to work closely with the school district, so that they can plan accordingly.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Robert Lombrano at (210) 207-5014.

Sincerely,



✓ Fernando J. De León, P.E.
Interim Assistant Director Development Services Department
Land Development Division